

TARTAN RIDGE SECTION 1 PART 2

FINAL PLAT

Situated in the State of Ohio, County of Union, City of Dublin and in Virginia Military Survey Number 2991, containing 39.454 acres of land, more or less, said 39.454 acres being part of those tracts of land conveyed to **TARTAN RIDGE, LLC** by deed of record in Official Record 714, Page 891, Recorder's Office, Union County, Ohio.

The undersigned, **TARTAN RIDGE, LLC**, an Ohio limited liability company, by **MULTICON INVESTMENT COMPANY**, an Ohio corporation, Managing Member, by **CHARLES P. DRISCOLL**, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**TARTAN RIDGE SECTION 1 PART 2**", a subdivision containing Lots numbered 58 to 98, both inclusive, and areas designated as Reserve "F", Reserve "G", Reserve "H" and Reserve "I", does hereby accept this plat of same and dedicates to public use, as such, all of the Boulevards, Chase, Lane, Loop and Trace, (.7324 acres more or less), shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, plating, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", or "Sidewalk Easement". Each of the aforementioned designated easements permit the construction, location, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Dublin City Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **CHARLES P. DRISCOLL**, Vice President of **MULTICON INVESTMENT COMPANY**, Managing Member of **TARTAN RIDGE, LLC**, has hereunto set his hand this 28th day of DECEMBER, 2007.

Signed and acknowledged
in the presence of:

TARTAN RIDGE, LLC
By: **MULTICON INVESTMENT COMPANY**
Managing Member

By Charles P. Driscoll
CHARLES P. DRISCOLL
Vice President

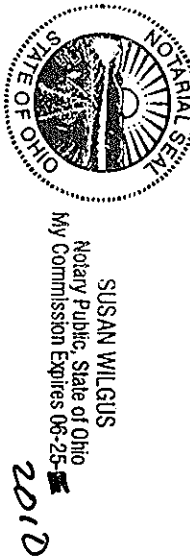
Jessie Ables
Susan Williams

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **CHARLES P. DRISCOLL**, Vice President of said **MULTICON INVESTMENT COMPANY**, Managing Member of **TARTAN RIDGE, LLC**, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said **TARTAN RIDGE, LLC**, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 28th day of DECEMBER, 2007.

My commission expires 6-25-2010
Notary Public, Susan Williams
State of Ohio



Approved this 18th day of JUNE, 2007 by vote of Council, wherein all of the Boulevards, Chase, Lane, Loop and Trace dedicated hereon is accepted as such by the Council of the City of Dublin, Ohio.

In Witness Whereof, I have hereunto set my hand and affixed my seal this 5th day of FEB, 2008

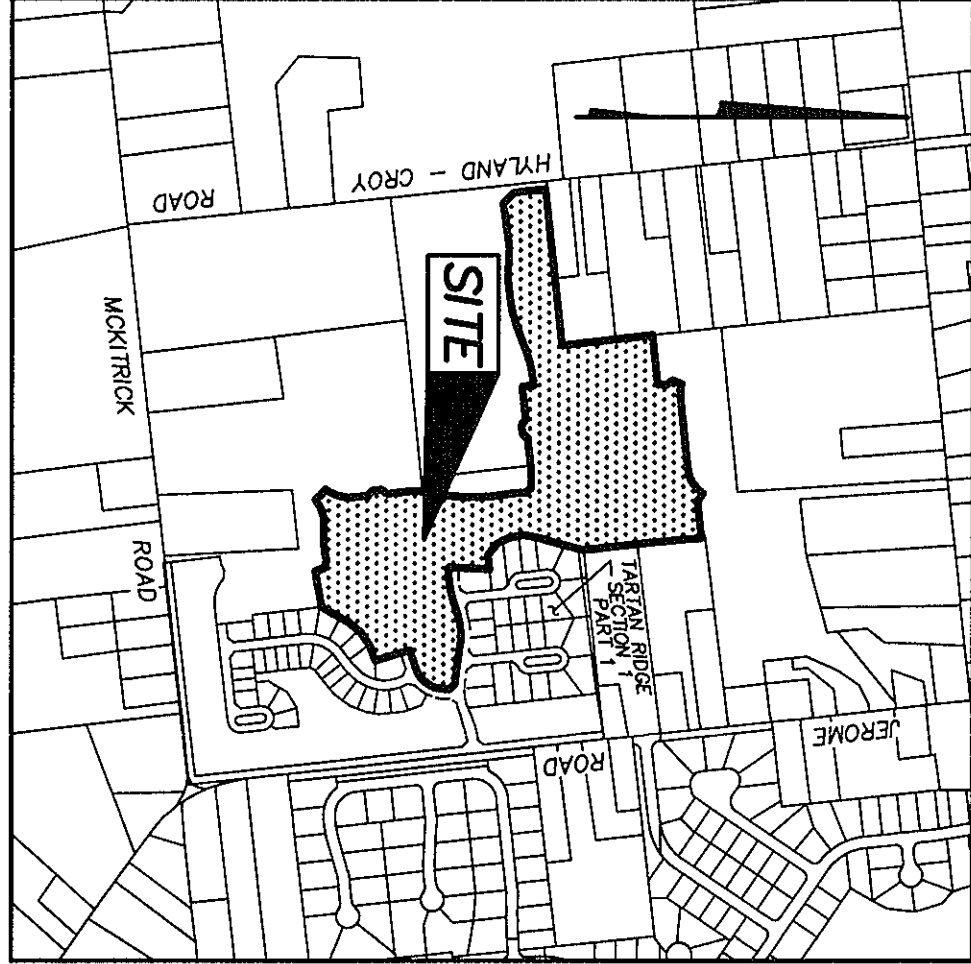
Annecene
Clerk of Council,
Dublin, Ohio

Transferred this 1st day of FEB, 2008

Wm. H. Snider
Auditor,
Union County, Ohio

Filed for record this 6th day of FEB, 2008 at 12:32 PM. Fee \$ 322.00
Recorder, Jessie Ables
Union County, Ohio

Plat Book 5 Pages 262-267 - B-262-267



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 100'

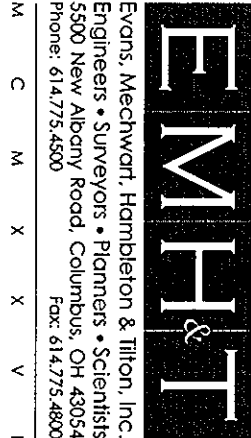
SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Geodetic Survey Control Monuments, including McNeal and FCGS 6648, with a bearing of North 15°07'53" West and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1985 Adjustment, using Global Positioning System procedures and equipment.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Union County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pins, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials **EMHT INC.**

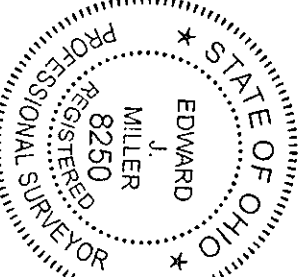
PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped **EMHT INC.** Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

o = Iron Pin (See Survey Data)
• = MAG Nail to be set
⊗ = Permanent Marker (See Survey Data)

By [Signature] Date 12/16/07
Professional Surveyor No. 8250



TARTAN RIDGE SECTION 1 PART 2

NOTE "A" - BUILD ZONE: A part of the facade of buildings will be located in the zone created by the minimum and maximum front yard setback lines.

NOTE "B" - MINIMUM SETBACKS: Zoning regulations for Tarrant Ridge Section 1 Part 2 in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

- Manor Lots: 63 through 98
- Front As shown hereon
- Side Yard 7 feet
- Rear Yard 25 feet
- Park Lots: 58 through 62
- Front As shown hereon
- Side Yard 7 feet
- Rear Yard 25/15 feet

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "C" - FEMA ZONE: At the time of platting, all of Tarrant Ridge Section 1 Part 2 is within on FEMA Flood Insurance Rate Map for Union County, Ohio, and Unincorporated Areas Map Number 3908080150 B, with effective date of September 27, 1991.

NOTE "D" - FENCES: No fence may be placed in a "No Build Zone", a "No Disturb Zone" or a "Drainage Easement" area. Fences, where permitted in the Tarrant Ridge Section 1 Part 2 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio zoning code.

NOTE "E" - UTILITY PROVIDERS: Buyers of the lots in the Tarrant Ridge Section 1 Part 2 subdivision are hereby notified that, at the time of platting, utility service to Tarrant Ridge Section 1 Part 2, power is provided by Ohio Edison and telephone service is provided by Verizon North.

NOTE "F" - VEHICULAR ACCESS: No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "G" - RESERVE "G": Reserve "G", as designated and delineated hereon, will be owned and maintained by the City of Dublin, Ohio for the purpose of open space/storm water detention.

NOTE "H" - RESERVE "H", AND RESERVE "I": Reserve "H", and Reserve "I", as designated and delineated hereon, will be owned by the City of Dublin, Ohio and maintained by an association comprised of the owners of the fee simple titles to the Lots in Tarrant Ridge Subdivision(s) for the purpose of passive open space/storm water detention and any other uses allowed by the then current zoning.

NOTE "I" - NO BUILD ZONE: A definition is contained within the City of Dublin Codified Ordinances Section 152.002. Nothing hereon shall prohibit over lot grading, drainage facilities, utility lines and utility structures, including above grade utility structures within the "No Build Zone".

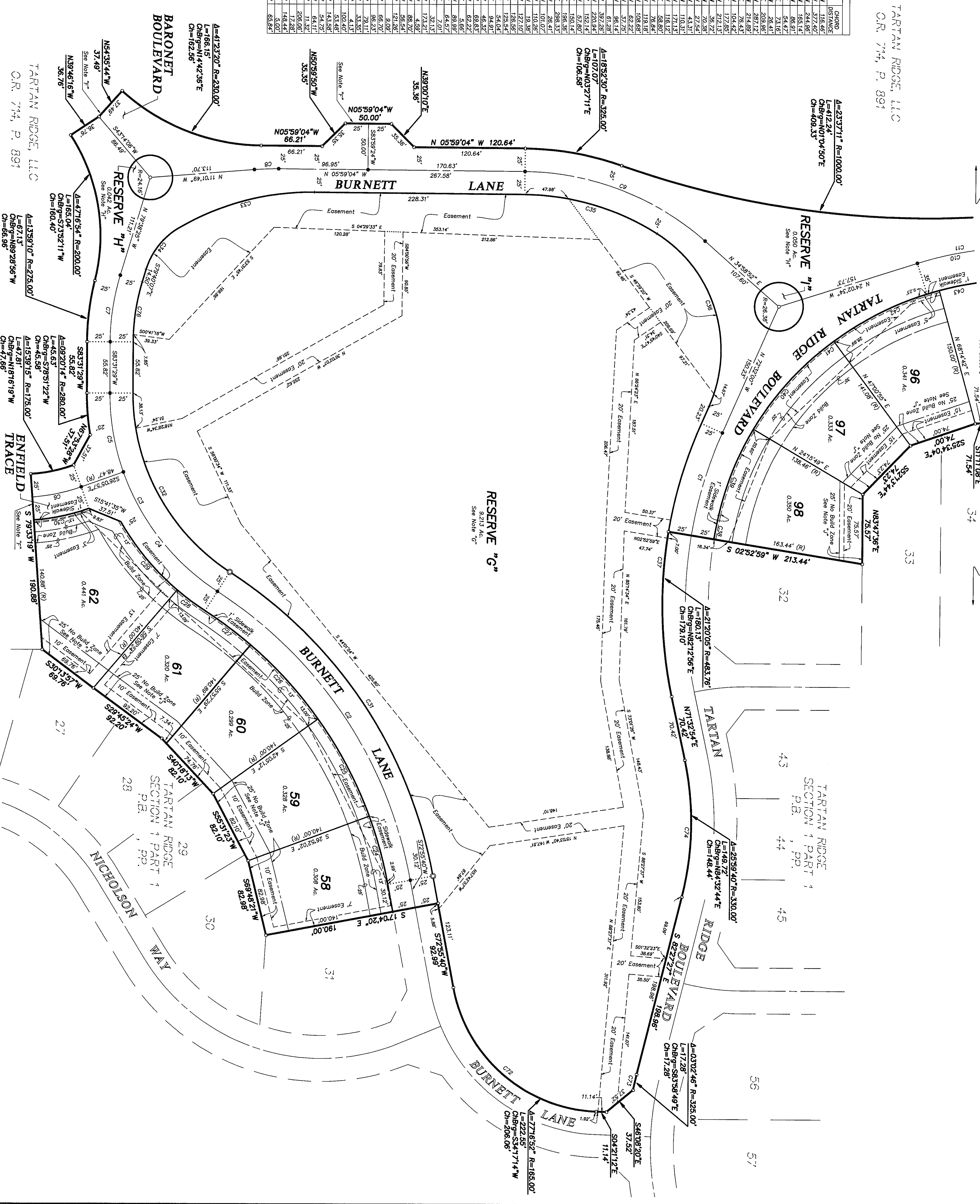
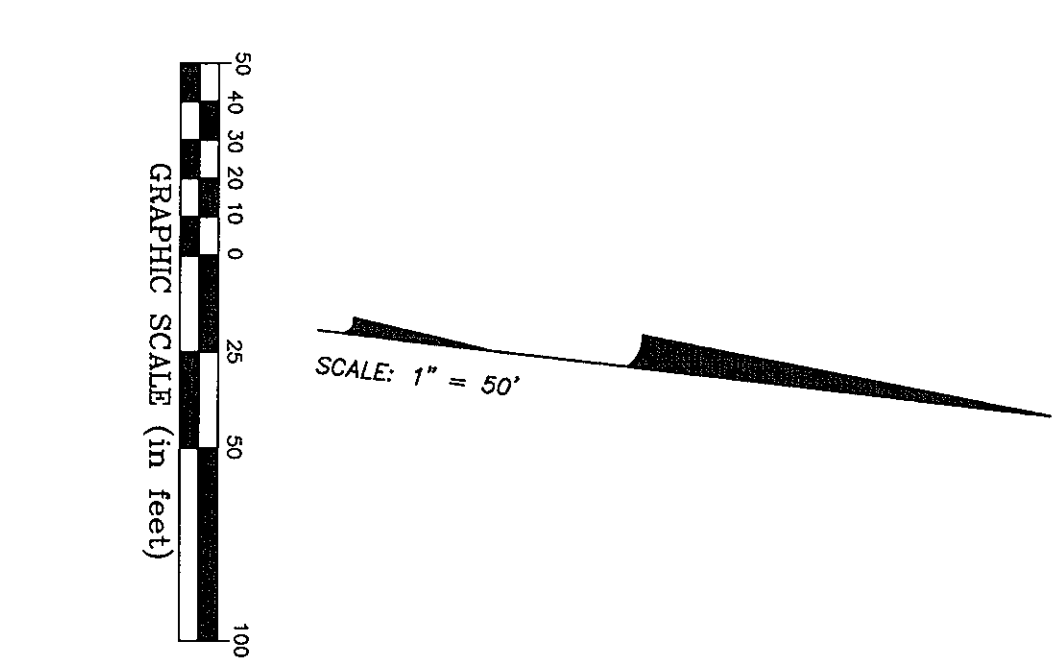
NOTE "K" - NO DISTURB ZONE: A definition is contained within the City of Dublin Codified Ordinances Section 152.002 for the areas designated as "No Disturb Zone".

NOTE "L" - SCHOOL DISTRICT: At the time of platting, all of Tarrant Ridge Section 1 Part 2 is in the Dublin City School District.

NOTE "M" - LANDSCAPE BUFFER ZONE: The area of land in each of Lots 76 and 85, both inclusive, designated hereon as "Landscape Buffer Zone" shall be improved with landscaping. Existing trees within said buffer areas shall be preserved using current and practical methods for doing so provided that trees that are dead or diseased may be removed therefrom. The owner of the fee simple title to each of said lots shall care for and maintain said landscaping and trees located within said owner's lot. The Tarrant Ridge homeowner's association shall have and is hereby granted a nonexclusive right and easement, in and over said areas of land designated "Landscape Buffer Zone", to care for and maintain said landscaping and trees. Said association shall have the right but not the obligation to care for and maintain said landscaping and trees within each area designated "Landscape Buffer Zone" should the owner of the fee simple title thereof fail to do so. Hedges are not permitted in the "Landscape Buffer Zone".

TARRANT RIDGE, LLC
O.R. 774, P. 891

CURVE NO.	BETA	RADIUS	LENGTH	CHORD	CHORD DISTANCE
C1	143.01°	438.76'	116.72'	N 29°39'31" W	116.48'
C2	143.01°	438.76'	116.72'	N 29°39'31" W	116.48'
C3	57°24'40"	255.00'	255.00'	S 54°49'09" W	54.49'
C4	37°47'15"	255.00'	168.18'	S 45°00'26" W	165.14'
C5	19°32'25"	255.00'	87.34'	S 23°42'45" W	86.91'
C6	15°39'15"	200.00'	54.64'	S 18°16'19" E	54.47'
C7	16°48'36"	250.00'	73.42'	S 88°03'43" E	73.16'
C8	5°02'45"	300.00'	26.42'	N 89°30'36" W	26.41'
C9	44°23'35"	380.00'	212.86'	N 07°50'42" W	212.86'
C10	32°50'57"	380.00'	212.86'	N 07°50'42" W	212.86'
C11	11°32'38"	380.00'	76.58'	N 14°34'42" E	76.43'
C12	15°00'01"	400.00'	104.72'	N 88°41'39" W	104.42'
C13	28°21'37"	390.00'	238.62'	N 07°10'12" E	177.85'
C14	80°03'19"	250.00'	238.62'	N 07°10'12" E	177.85'
C15	80°03'19"	250.00'	238.62'	N 07°10'12" E	177.85'
C16	27°28'08"	150.00'	21.04'	N 82°26'54" W	20.36'
C17	10°32'07"	150.00'	27.58'	S 89°15'24" W	27.54'
C18	16°36'04"	150.00'	43.46'	N 77°10'33" W	43.31'
C19	33°45'04"	190.00'	111.92'	N 22°33'09" W	110.31'
C20	50°39'30"	200.00'	176.83'	S 89°39'38" W	177.13'
C21	50°39'30"	200.00'	176.83'	S 89°39'38" W	177.13'
C22	43°42'42"	450.00'	286.00'	S 63°33'42" W	286.14'
C23	43°42'42"	450.00'	286.00'	S 63°33'42" W	286.14'
C24	8°47'42"	450.00'	76.83'	S 88°01'48" W	76.84'
C25	15°13'10"	450.00'	119.53'	S 65°31'23" W	119.18'
C26	13°52'12"	450.00'	108.95'	S 40°58'39" W	106.69'
C27	7°55'42"	450.00'	62.27'	S 30°04'40" W	62.22'
C28	7°55'42"	450.00'	62.27'	S 30°04'40" W	62.22'
C29	7°55'42"	450.00'	62.27'	S 30°04'40" W	62.22'
C30	15°39'15"	280.00'	86.62'	S 53°33'42" W	86.14'
C31	15°39'15"	280.00'	86.62'	S 53°33'42" W	86.14'
C32	46°48'51"	230.00'	229.46'	S 48°31'14" W	230.29'
C33	57°24'40"	230.00'	229.46'	S 48°31'14" W	230.29'
C34	30°14'28"	287.00'	153.98'	N 21°21'12" W	152.14'
C35	42°55'07"	287.00'	59.17'	N 88°10'55" W	57.80'
C36	31°40'57"	275.00'	152.07'	N 09°51'29" E	156.14'
C37	31°40'57"	275.00'	152.07'	N 09°51'29" E	156.14'
C38	32°50'57"	433.76'	28.42'	N 85°22'21" W	28.41'
C39	17°53'29"	325.00'	101.48'	N 24°40'55" W	101.07'
C40	18°32'00"	325.00'	110.80'	N 55°58'11" W	110.26'
C41	31°33'06"	345.00'	19.36'	N 44°35'58" W	19.36'
C42	21°13'42"	345.00'	122.85'	N 32°22'11" W	122.10'
C43	15°39'15"	345.00'	122.85'	N 32°22'11" W	122.10'
C44	20°53'58"	345.00'	122.85'	N 32°22'11" W	122.10'
C45	71°17'26"	425.00'	54.09'	N 05°38'55" E	54.04'
C46	12°49'20"	425.00'	54.11'	N 05°38'55" E	54.91'
C47	61°43'12"	425.00'	46.34'	N 02°33'11" W	46.32'
C48	17°51'18"	225.00'	70.12'	N 14°56'16" W	69.83'
C49	15°53'46"	225.00'	62.42'	N 19°48'48" W	62.22'
C50	13°34'04"	155.00'	91.31'	N 27°33'04" E	89.68'
C51	16°29'58"	225.00'	64.29'	N 23°57'16" E	64.57'
C52	14°7'09"	225.00'	7.01'	N 83°05'49" E	7.01'
C53	10°32'07"	175.00'	32.17'	S 00°44'56" E	32.13'
C54	87°42'27"	125.00'	191.35'	N 69°51'50" W	173.21'
C55	13°01'11"	175.00'	4.95'	S 84°44'29" W	4.95'
C56	18°33'42"	175.00'	56.28'	N 65°50'56" W	56.28'
C57	40°32'33"	175.00'	123.83'	N 04°16'35" W	121.26'
C58	21°48'49"	225.00'	9.09'	S 04°51'12" E	9.09'
C59	10°46'53"	355.00'	66.80'	N 00°37'10" E	66.70'
C60	15°34'44"	355.00'	96.53'	N 23°33'38" E	96.23'
C61	10°32'07"	430.00'	79.22'	N 88°28'18" W	79.11'
C62	10°32'07"	430.00'	79.22'	N 88°28'18" W	79.11'
C63	9°22'32"	630.00'	53.13'	S 83°31'06" W	53.13'
C64	9°22'32"	630.00'	53.13'	S 83°31'06" W	53.13'
C65	4°51'54"	630.00'	53.46'	S 71°51'26" W	53.46'
C66	4°51'54"	630.00'	53.46'	S 71°51'26" W	53.46'
C67	14°28'16"	570.00'	143.97'	S 76°59'32" W	143.58'
C68	13°28'15"	570.00'	54.88'	N 89°33'02" W	54.75'
C69	13°28'15"	570.00'	54.88'	N 89°33'02" W	54.75'
C70	71°16'52"	165.00'	222.55'	N 54°17'45" E	206.16'
C71	31°02'46"	325.00'	148.72'	S 84°32'44" W	148.44'
C72	25°59'40"	325.00'	148.72'	S 84°32'44" W	148.44'
C73	21°17'33"	125.00'	5.00'	N 85°08'10" E	5.00'
C74	16°50'36"	224.76'	68.07'	N 88°03'43" W	65.84'



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